

## TOP STORIES

### Bids now being accepted for \$4.5 million in tax credits

PHFA is now accepting bids for the purchase of \$4.5 million in mixed-use development tax credits. The funds collected from successful bidders will be used for the construction or rehabilitation of mixed-use developments in Pennsylvania communities. The deadline for bids is July 18.

These tax credits will be used by the winning bidders to reduce their state tax liability. The bidders can be companies, organizations, or individuals. The intent of the bidding process is to raise as much funding as possible from the \$4.5 million in tax credits being made available to provide for a significant communities. The projects to receive this funding will be selected during a competitive Request for Proposals process later this year.



PHFA main office in Harrisburg

More information about the mixed-use development tax credit and the current bidding process is available on the [PHFA website](#) (scroll down the web page). Program guidelines and bid criteria are posted there. Interested organizations can learn more by contacting Shelby Rexrode at PHFA at (717) 780-1854 or by email at [srexrode@phfa.org](mailto:srexrode@phfa.org).

### PHFA publishes new Placed-in-Service package

In early May, PHFA posted on its website a revised and streamlined Placed-in-Service package. Developers who work on multifamily developments funded by PHFA should make note of this new package. The revised version will expedite the preparation process and the review process.

The Placed-in-Service package is a submission of all costs associated with a project and is certified by an accountant. It's submitted once a Low-Income Housing Tax Credit development is complete. PHFA reviews all costs and sources in the Placed-in-Service package before issuing an IRS Tax Form 8609, which is the document that finalizes the LIHTC amount for each development. The investor then uses this form to claim the tax credit.

Developers are advised to go to the [agency's website](#) and look for the link labeled "Placed-in-Service Package (updated 4/2025)" under the section "Tax Credit Submission Requirements and Information." They're asked to begin using this updated package immediately.

After June 30, any Placed-In-Service Packages received by PHFA must be in the new package format. For questions, please contact the Manager of the Tax Credit Program Chrissi Gerbig at (717) 780-3824.

## HOUSING POLICY FELLOWSHIP

### PHFA now accepting applications for the 2026 Housing Policy Fellowship

PHFA has opened the application period for its 2026 Kathy A. Possinger Housing Policy Fellowship. The fellowship was created to fund critical research and to promote leadership development.

The fellowship funds a maximum of 12 months of research on a pressing housing or community development topic by two policy fellows. A monthly stipend of \$1,000 is provided, with a maximum of \$12,000 per researcher. This financial support can be used for a variety of activities supporting the approved research, including interviews with experts, securing resources and study materials, and travel for attending relevant conferences.

To apply for the fellowship, visit the [agency's website](#). All legal residents of the state over the age of 18 are eligible to apply, excluding PHFA staff and board members. All applications will be reviewed by PHFA staff according to the fellowship criteria, which are outlined on the [website](#). The deadline for applying is 5 p.m. on Friday, August 1. Any questions can be directed to Amy Sechrist at (717) 780-3945 or [PolicyFellowship@PHFA.org](mailto:PolicyFellowship@PHFA.org).

The fellowship was named for Kathy Possinger, who was a leading affordable housing advocate who served Pennsylvanians for two decades through her work in both the public and private sectors. Her service included contributions to PHFA as a board designee and advocate.

## HOMEOWNERSHIP

### PHFA honors its top lenders for 2024

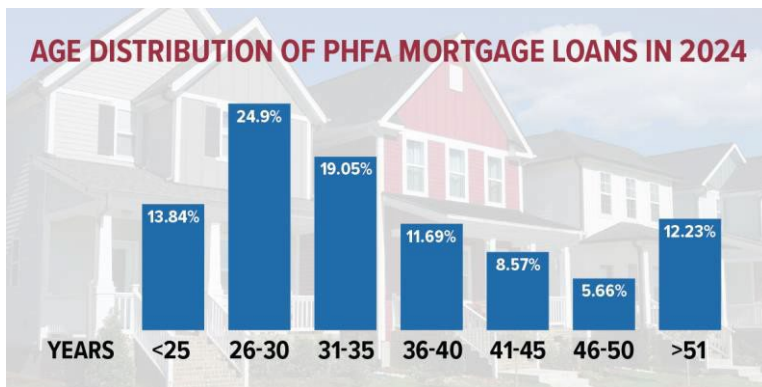
The agency's annual homeownership awards event was held in early April by PHFA honoring its top lending partners for 2024. These lenders play a key role by working with homebuyers through the application, processing and closing of affordable home loans with PHFA and help in furthering PHFA's mission.

PHFA Executive Director and CEO Robin Wiessmann honored the lending organizations, thanking them for their role in making affordable PHFA home loan products available to Pennsylvania families and individuals.

PHFA currently has 96 lending partners. The top 10 were honored during the awards celebration for their dedicated role in marketing and closing PHFA home loans in 2024. The winners received awards and framed certificates recognizing their outstanding loan performance. CrossCountry Mortgage (pictured) was recognized with the top honor for the second year in a row. For a complete list of all award recipients, visit [PHFA's website](#) to view the April 2 press release.



**For the second year in a row, CrossCountry Mortgage took first place as PHFA's top home loan lender. They're shown with PHFA Executive Director Robin Wiessmann (third from left).**



More than 44 percent of PHFA home loans go to buyers between the ages of 26 and 35. This data confirms that homeownership is possible for many young families using PHFA home loan products.

## THE PHARE FUND

### Art beautifies and unifies Philadelphia communities with PHARE funding

The Pennsylvania Housing Affordability and Rehabilitation Enhancement Fund (PHARE) is known for funding thousands of affordable housing initiatives in all 67 counties. But most recently, PHARE has joined Mural Arts Philadelphia to help fund a mural project throughout Philadelphia. The project not only will beautify Philadelphia neighborhoods but will also bring community members together through the creative process.



A digital mock-up of the Sanctuary Farms mural.

This PHARE funding was crucial in bringing four main murals to the Sharswood, Southwest Philadelphia, Sanctuary Farm, and Ann Thomas Apartments communities. As the murals were coming fruition, local residents were invited to join in to help paint the murals. Many also attended events to start conversations aimed at collecting stories about the families and homes that have inspired, and will inspire, community togetherness. PHFA and PHARE are proud to celebrate the diversity of Philadelphia and the power art can have in uniting and beautifying its communities' landscapes.

## PHFA AROUND THE STATE

In late April, HumanGood celebrated the grand opening of Janney Apartments in the Port Richmond neighborhood of Philadelphia. The site, which sat vacant for 50 years, now offers 47 one-bedroom apartments to seniors 62 years and older. PHFA's board member John Paone (left photo) delivered remarks during the event.







In early May, Project HOME celebrated the completion of renovations to Kate's Place in center-city Philadelphia. It is the largest supportive housing residence in Pennsylvania offering 144 efficiency apartments to individuals who have experienced homelessness, or are at risk of homelessness, as well as low-to-moderate-income residents. It also offers on-site services for all occupants promoting growth, stability and personal progress. PHFA's Executive Director and CEO Robin Wiessmann spoke during the event (bottom photo) and was on hand (top photo, third from left) along with other officials to join in the celebration.

In late June, NFL legend LeSean McCoy and his company Vice Capital held a ribbon-cutting for the new JMB Gardens in mid-town Harrisburg, which is his hometown. The new development consists of four buildings providing 41 rental units, six of which are accessible. All of the units offer rents for people with incomes ranging from 20 to 60 percent below the Area Median Income. The development will be offering supportive services to the residents, as well.



Bethlehem Haven, Pittsburgh Mercy and Action Housing are joining forces to bring Uptown Flats to uptown Pittsburgh. The groundbreaking event was held in late 2024. Once complete, the new community will offer 34 affordable housing units to residents who are exiting homelessness, have accessibility needs and are working towards becoming self-sufficient. The new community will also provide supportive services offered by Bethlehem Haven. PHFA's Director of Strategic Planning and Policy Bryce Maretzki (bottom photo, third from left) and other officials led a groundbreaking ceremony. *Photos courtesy of Bethlehem Haven and Pittsburgh Mercy. Artistic rendering courtesy of LGA Partners.*

## PODCASTS

**PHFA continues growing an educational archive of podcasts with new episodes now available**



PHFA offers two podcasts that share information about the homebuying process and personal financial management intended to advance its housing mission by helping educate consumers. One, called “Close to Home,” offers practical, easy-to-understand advice for homebuyers. The second, “Master Your Money,” provides insights and tips people can use to better manage their personal finances.

The most recent episode topics for “Close To Home” include “Home Repair Assistance Programs” and “PENNVEST – What is it and how does it work?”. A three-part series about “Managing Student Loan Debt” was just released for the “Master Your Money” podcast, and an episode titled “Be Financially Prepared for a Natural Disaster” will be coming soon.

New episodes are added monthly to both podcasts. They can be found on PHFA’s website by clicking on the podcast button at the top-left corner of the [homepage](#). You can also find them on iTunes, Spotify or wherever you listen to your podcasts by entering “PHFA” in the search engine. Please spread the word and check back often to hear new episodes.

## MINORITY BUSINESS RECOGNITION

**Recognizing our diverse business partners**

PHFA accomplishes its mission – to provide quality, affordable housing for all Pennsylvanians – in large part due to our business partners, including those owned by people of color. We couldn’t ask for a better partner than Marvin Miller (first on the left). Mr. Miller has offered unsurpassed expertise in architectural services and architectural design services throughout the Pittsburgh area for more than 20 years. Marvin Miller has been a trusted PHFA partner since 2018.



Photo courtesy of J.L. Martello.

## JOB OPPORTUNITIES AT PHFA

**PHFA is looking for people passionate about affordable housing and public service**

PHFA currently has many job opportunities available including: attorney, loan servicing coordinator, special initiatives officer, and many more. If you’re excited about the possibility of working for a nationally recognized affordable housing leader, PHFA may have a job for you. Take a look at all the positions available on [PHFA’s website](#).



---

**Josh Shapiro, Governor • Robin Wiessmann, Executive Director & CEO**

To receive an email notice when a new issue of PHFA Developments is posted, or for comments and questions, please write Renae Hyson at [rhyson@phfa.org](mailto:rhyson@phfa.org).

Pennsylvania Housing Finance Agency  
PO Box 8029 • Harrisburg, PA 17105-8029  
1-855-U-ARE-HOME (827-3466) • TTY: 711

